

When recorded return to:
Donald A. King and Melissa A. King
P68062 West Shore Road
Guemes Island, WA 98221



201906100125

06/10/2019 01:42 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038031

CHICAGO TITLE

W20038031

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie L Wescott, as personal representative of the Estate of Wesley Rein Zylstra, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donald A. King and Melissa A. King, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 38 POTLATCH BEACH

Tax Parcel Number(s): P68062 / 3967-000-038-0001

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2230
JUN 10 2019

Amount Paid \$ 2,141.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 4, 2019

Wesley Rein Zylstra Estate

BY: Bonnie Wescott
personal representative
Bonnie Wescott, Personal Representative

State of WA

of Benton County

I certify that I know or have satisfactory evidence that Bonnie Wescott

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Wesley Rein Zylstra Estate to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/4/19

Thomas P. Lind
Name: Thomas P. Lind

Notary Public in and for the State of WA

Residing at: Benton County

My appointment expires: 2-28-23

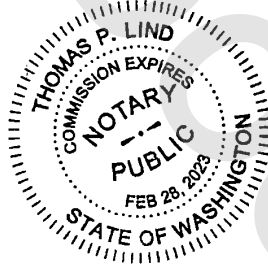


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68062 / 3967-000-038-0001

PARCEL A:

Lot 38, PLAT OF POTLATCH BEACH , according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington;

EXCEPT that portion thereof lying below the line of extreme high tide

PARCEL B:

A 1/75th undivided interest in and to that portion of Lots 19 to 56, inclusive, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying below the line of extreme high tide;

PARCEL C:

A 1/75th interest in and to the tidelands of the second class, situate in front of, adjacent to, and abutting upon Lots 19 to 56, inclusive, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington;

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 From: The State of Washington
 Recording No.: 403142, records of Skagit County, WA
2. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, logging and/or courses or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in Deed
 From: The State of Washington
 Recording No.: 403142, records of Skagit County, WA
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: January 30, 1985
 Recording No.: 8501300031, records of Skagit County, Washington
 Imposed By: Pottlatch Beach Community Association and/or Pottlatch Beach Water Association
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Any lien or liens arising from the remaining fractional interest in Parcel B and Parcel C, whether arising through the payment of taxes or otherwise
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
 Recording Date: November 17, 2016
 Recording No.: 201611170076
 Matters shown: Possible encroachment of a fence along the Southeasterly line of said premises and possible encroachment of a shed along the Northwesterly line of said premises
7. Protected Critical Area Site Plan including the terms, covenants and provisions thereof
 Recording Date: August 2, 2017
 Recording No.: 201708020036

EXHIBIT "B"**Exceptions
(continued)**

8. Reasonable Use Exception Determination including the terms, covenants and provisions thereof
Recording Date: October 20, 2017
Recording No.: 201710200082
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Liability to future assessments, if any, levied by Potlatch Beach Community Association or Potlatch Beach Water Association.
12. Liability to future assessments, if any, levied by Public Utility District No. 1 of Skagit County.
13. Liability to future assessments, if any, levied by Potlatch Beach Local Utility District No. 23.

Form 22P
Skagit Right-to-Manager Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 03, 2019
between Donald A King Melissa A King ("Buyer")
Buyer Buyer
and Zylstra Estate ("Seller")
Seller Seller
concerning P68062 West Shore Road Guemes Island WA 98221 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manager Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign 
Donald A King 04/03/2019
Buyer 5:33:15 PM PDT Date

Authentisign Bonnie Weiselt, PR 04/04/2019
Bonnie Weiselt PR
Seller 11:35:06 AM PDT Date

Authentisign 
Melissa A King 04/03/2019
Buyer 5:32:28 PM PDT Date

Seller Date